

## **Approved BOARD MINUTES Special Meeting, September 7, 2017**

The Village Board meeting was called to order at 8 am by Mayor Manicki, who led the pledge to the flag.

**PRESENT:** Mayor Manicki, Trustees: Overhoff, Green and Daluisio  
Superintendent Sitzman, Clerk/Treasurer Wachowiak, Deputy Clerk Galbraith, Attorney Trapp, Michael Metzger, Attorney Shannon Heneghan, Matt Buckley and CEO Czechowski.

**Absent** – Trustee Warmus

This is a special meeting to discuss the Mobile Home Park License for Alden Landings Mobile Home Park, 13391 Broadway, and SBL #119.08-2-3.1

The main issues to be addressed are the drainage issues and condition of the park streets. The Village has seen 2 quotes for the repaving and repairs to the park streets, but none have a detailed description/diagram of the work involved.

Shannon Haneghan – Legal Consul for Alden Landings informed the board that they are seeking an easement and maintenance agreement from Zoladz, who currently has the document and are reviewing it. The easement is to place a pipe on Zoladz property and re-route water from the south west portion of the property to Railroad St. Zoladz would be performing the work. The two retention ponds currently on the property have nowhere to drain. The drainage plan proposed by Metzger Engineering is also proposed to help eliminate drainage issues on Seabrook Dr.

Haneghan did not care for the wording in several sections of the motion

#1 – thought they had until Nov. 15 to complete the work, motion now says October 31. The board explained this way they can look at it at their November 9 meeting. If they waited until their November 21<sup>st</sup> meeting, it would be too late to complete the work this year. CEO explained that if the work is being done, they will know where the project stands by the end of October.

#2 – All damaged areas as determined by the Superintendent of Public Works and Code Enforcement Officer (this wording was changed before approval). Does not want work done and then have the inspection show more work has to be done. Concerned with October 31 date, may have Zoladz do the work – but gave them the Nov. 15 deadline, proposed at the August 24 meeting.

#3 would like removed entirely. Thought at the last meeting the board waved the requirement to do any extra drainage on Seabrook. Attorney Trapp explained it was to protect the village. They were taking Engineer Metzger's word that he was fairly confident that the drainage issues on Seabrook would be alleviated with the other drainage repairs, but this way it is in writing.

Hannagan felt her clients were being pushed by the shortened time line to do repairs preceeding their owning the property. Attorney Trapp explained her clients knew about the conditions 11 months ago, but didn't take any action. The board is aware Sinatra is trying to sell the property.

MOTION by Trustee Daluisio and seconded by Trustee Green, to conditionally approve the Mobile Home Park License for the period of September 1, 2017 – November 9, 2017,

issued to Better Buffalo Properties LLC for the Alden Landings Mobile Home Park, 13391 Broadway, with the following conditions:

- 1) All of the work proposed in the Drainage Improvement Plan by Metzger Civil Engineering PLLC, dated July 19, 2017, must be completed in its entirety and approved by the Superintendent of Public Works and Code Enforcement Officer on or before October 31, 2017. A drainage easement and maintenance agreement, filed with the grantor's property, must be submitted to the Village of Alden for review on or before September 22, 2017.
- 2) All roadway repairs for the park streets and entrance driveway, as described in Quote #32 by Superior Property Maintenance, dated September 3, 2017, and further clarified herein must be completed and approved by the Superintendent of Public Works and Code Enforcement Officer on or before October 31, 2017. All damaged areas shall be cut out with all waste removed. New asphalt shall be laid down in the affected areas, flattened, and sealed. All cracks shall be sealed. Prior to commencing any work, the contractor shall mark all areas that they plan on repairing for review and approval by the Superintendent of Public Works and Code Enforcement Officer.
- 3) As no drainage work is proposed to carry water runoff from the roadway to the southwest drainage area, the Village of Alden will monitor the conditions on the site and may require additional work as necessary to rectify any future drainage issues that may arise from this deficiency. The owner of the property shall make any repairs and improvements with respect to such drainage, which must be pre-approved by the Village, within ninety (90) days after receipt of such approval or one hundred twenty (120) days after notification of the need for additional work by the Village.

Roll call vote: Trustee Green-aye  
Trustee Overhoff-aye  
Trustee Daluisio-aye  
Mayor Manicki- aye carried.

**Other business:**

Mayor Manicki, Superintendent Sitzman and Clerk Wachowiak – met with financial advisors concerning Waste Water Treatment Plant Project. The village no longer meets the hardship requirements, off by \$5,000 to qualify. The village is going to hire an individual to survey the water customers and multi-unit properties. Although the village will incur the cost of the survey - \$9,500., it could mean almost \$3 million savings. The findings will not affect the finances for this year, but have 4 more years of short term financing, before long term financing kicks in. The surveyor will have to get a 38% response. Clerk Wachowiak explained we have a \$6,390 premium on the BAN that can be used to pay the surveyor.

Trustee Overhoff questioned why our own DPW was not doing the sidewalks on Crittenden and West Main? They have done an excellent job on the other sidewalks.

Superintendent Sitzman explained they are doing 2,000 in sidewalk maintenance already and this would take them away from doing other work that needs to be done.

Resolutions/Appointments/Requests/Motions for September 7, 2017,  
MOTION by Trustee Green and seconded by Trustee Overhoff, to approve the Fire/EMS calls from August 19- September 1, 2017. Carried.

MOTION by Trustee Overhoff and seconded by Trustee Daluisio, to approve the sign request from Alden Community Scholarship Foundation to erect a sign in Firemen's Memorial Bandstand Park from Sept. 11 – 21, 2017 to advertise their BBQ. Carried.

MOTION by Trustee Overhoff, seconded by Trustee Green, to award the bid, and authorize the Mayor to sign the Agreement, for Installation of Concrete sidewalks on West Main St. and Crittenden Rd. to Mar-Wal Construction for the sum of \$44,600.00, per Village specifications. Carried.

**ADJOURNMENT**

MOTION by Trustee Green and seconded by Trustee Overhoff, to adjourn the meeting 8:47 am. Carried.

I respectfully submit

Sue Galbraith,  
Deputy Village Clerk